

Westridge North at Issaquah Highlands

Pre-Application – Project Narrative

Overview

Westridge North at Issaquah Highlands proposes 83 lots for single family residences and modest Open Space and Recreation opportunities. The total area of the site is approximately 11 acres and is zoned Urban Village. The proposed neighborhood type is House and Garden. The proposed houses will be front loaded homes, approximately half with daylight basements. Lots in Westridge North will be approximately 40 feet wide; homes are projected to be approximately 2400 to 3600 square feet.

New neighborhood access roads will connect the community at NE High Street near its north terminus and near NE Eagle Way at the West Highlands Park community, Future access to Westridge North is proposed at planned future extensions to NE Discovery Drive and NE Ellis Drive.

This previously cleared and graded site slopes gently down from East to West.

To the North and West is the Lakeside sand and gravel pit (separated vertically by a significant change in topography). West and south is the Wet Highlands Park community. Adjacent property to the North East is undeveloped land, with the existing urban core of the Highlands beyond. A 109 unit townhome project that is currently under review by the City of Issaquah, and a future 101 unit townhomes project are adjacent to the East. South of the site is additional undeveloped property with the Swedish Hospital complex beyond.

Neighborhood Description

Westridge North at Issaquah Highlands will be designed as a House and Garden neighborhood. The traditional style front load home designs will downplay the prominence of the garage by entry, porch, and other elevation enhancing features. The corner lots are larger than interior lots to allow for expanded porches and additional architectural features. Small recreation and openspace opportunities will be provided at several locations within the community, with larger recreation opportunities to the south that are associated with the development of the Westridge Townhome project. The offsite recreation is planned to accommodate picnicking, lawn play, structured play, relaxation, and general gathering.

Three pedestrian corridors providing mid-block connections to adjacent communities are proposed at lots 6, 27, and 54. These are envisioned as pathways through experiential spaces that promote discovery for younger children and passive hang-out space for adults.

6th Ave NE is designed as a Sub-Collector Street and will include 50' ROW, 32' of paving, providing a travel lane and parking in both directions, along with 5' sidewalks and 4' planter strips. The single internal street is designed as a Residential Street (44' ROW) that includes 26' of paving with parking on one side of the street, with 5' sidewalks and 4' planter strips on each side.

Westridge North at Issaquah Highlands will be a pedestrian friendly community that encourages outdoor recreation and community gathering. The community will embrace the House and Garden neighborhood style with unique architecture and quality craftsmanship.